

COA # 2010-COA-584 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date APRIL 6, 2011
5802 UNIVERSITY AVE. IRVINGTON		Continued from: Feb. 2, 2011 March 2, 2011
Applicant mailing address:	BRETT SCHUBERT – FIDELITY BUILDERS & KURT SCHLEBECKER 9567 Valparaiso Ct. Indianapolis, IN 46268	
Owner:	Kurt Schlebecker 5802 University Ave. Indianapolis, IN 46219	<i>Center Twp. Council District 21 Benjamin Hunter</i>
CASE		
IHPC COA: 2010-COA-584 (IRV) Retain windows installed and opening created without a COA.		
STAFF RECOMMENDATION: Approval of a Certificate of Authorization with stipulations		
STAFF COMMENTS		

Update from March 2, 2011 Hearing

After extensive testimony and discussion at the March 2, 2011 meeting, the commission approved a separate COA for a new addition, but suggested that the applicant consider continuing this COA application in order to work further with staff to develop a compromise to resolve the matter of window violations. He agreed and the commission continued the case to April 6, 2011.

Over the last month, staff has toured the property, inspected all the windows with the applicant’s contractor, communicated several times with the applicant and re-analyzed the circumstances. This exercise has resulted in: a) staff’s belief that this case warrants a compromise, and b) a compromise proposal that staff and applicant are close to finding acceptable.

The staff report will start by again outlining the situation and then it will end with a description of the proposed compromise and new recommendation.

Background of the Property

This 2 ½ story single family residence is located at the northeast corner of University Ave and Dewey Ave. It is a frame structure with Colonial Revival influences constructed c. 1890-1900. A rear addition and deck and a projecting bay off the north are later additions. Many other alterations have been made to the structure over the years and prior to district designation, including replacement of some of the original windows and replacement of the front porch and roof structure.

Window Violations

1. Four dormer windows removed and replaced

This house has attic dormers on all four elevations. The windows in the front and rear dormers were replaced before designation. Sometime between April 2009 and November 2010 (*after district designation*) the four original windows (2 in each dormer) were replaced on the two side dormers without a COA. Original windows in these dormers were solid wood, 9-over-1, true divided lite double hung windows. The owner replaced them with Pella Pro Line Enduraclad aluminum-clad double-hung windows with 6-over-6 interior removable grilles.

2. One rear, 2nd floor window reduced in size
Between January 2007 and November 2010, the size of a 2nd story window on the rear/east elevation was dramatically reduced and a fixed window unit was installed without a COA.
3. One rear, 1st floor window opening added
Sometime between January 2007 and November 2010, a new window opening was created on the first floor of the rear elevation and a Pella Pro Line Enduraclad aluminum-clad double-hung window with 9-over-1 interior removable grille was installed without a COA.

Owner's Ongoing Window Replacement Project

The owner started window replacement on the property 10 years before designation. His plan was to replace several each year until all are replaced. To date, this is the status of the 43 windows on the house:

- 21 New aluminum-clad windows
 - 16 Replaced before designation
 - 4 Replaced after designation
 - 1 New window opening created after designation
- 22 Original wood windows
- 43 Total Windows

Pella Pro Line (wood clad in aluminum) window with interior applied grilles have been consistently used. The windows fit the original openings and are a double hung style to match the originals, but do not maintain the original number of divided lites, the exterior grill profile, or the original material/finish as they are wood clad in aluminum.

The owner does not intend to replace any of the fixed or art glass windows. He may consider storm windows for these units in the future.

Reasons for a Compromise

The ideal preservation solution would be: a) retain and restore the 22 remaining original windows, and b) remove all the new windows and replace them with wood replicas of the originals. However, in this case the IHPC has no legal authority to enforce such a solution because most of the new windows were installed prior to designation and the statute permits them to remain.

Staff suggests that there are two reasons that justify a less-than-ideal compromise in this case:

1. No Good Solution Exists. If the IHPC was to enforce all the corrections it can legally do, the solution might not be much better than the problem it attempts to solve. The best that could be hoped for would be a partial solution and the result would be a hodgepodge of window styles, colors and materials scattered over the house. This could arguably be more distracting to the character of the area than the loss of the original windows.
2. Fairness. The IHPC has a long history of being generous in the way it handles projects that are begun before designation. The IHPC typically draws the line at the point of designation, and does not try to reach back and undo what has already been done or already started.

At first look, it seems a stretch to consider the replacement of all the windows to be one project, when only a few are replaced each year. However, we are all aware of dedicated preservationists who spend decades restoring their homes. Staff believes that this work does constitute "one" project for these reasons:

- a) It has been undertaken by one property owner,
- b) It involves only one element of the building – the windows,

- c) The pace of work has been relatively consistent over time, and
- d) The owner has been able to identify a plan behind his actions,

The Proposed Compromise

One compromise would be to allow the windows already installed to remain and require the others to be either restored or replaced with new wood windows with exterior muntin grids. This would result in half the windows looking significantly different than the other half. The visual effect of this would be aggravated by the fact that window replacement has been scattered. While this might make preservation sense technically, staff recognizes that the visual results will be awkward and will only draw attention to the inappropriate windows.

Given the circumstances of this specific case, staff recommends a compromise that:

1. Recognizes the fact that the systematic replacement of all the windows on this house is a project begun 10 years before designation and significantly completed (about 40%) prior to designation.
2. Permits the project, begun prior to designation, to continue to completion.
3. Mitigates the visual effect of the project on overall historic character by making adjustments to the windows already installed, and the ones yet to be installed:
 - a. by making them more uniform in appearance,
 - b. by making their configuration more closely relate to the original window appearance, and
 - c. by reducing the visual conflict between the aluminum cladding and its adjacent wood trim.
4. Applies the design guidelines adopted in 2006 to any and all other exterior renovation and alterations undertaken on this property after designation, which might mean correcting other work done without a COA.

Staff's recommendations address these major visual problems identified by studying the property:

1. The new window grid pattern is very different from the existing window muntin pattern. Replacing the grids with ones that match the original configuration would help.
2. Staff has concluded that the original first floor windows on this house do not appear to have had divided lites. The owner agrees. Staff recommends removing all first floor grilles for consistency.
3. There are instances where new grids are installed in sash where the original windows did not have multiple panes. Simply removing those grids would correct this problem.
4. The new window grids are not painted to match the window sash, accentuating their separateness. Painting them would help.
5. The fact that the windows are aluminum is visually exaggerated by the light beige color of the window trim, which only slightly contrasts with the stark white of the new aluminum windows. This could be corrected by either painting the trim the same white, or a more contrasting color.

Compromise Details

1. Eight dormer windows

- Four dormer windows in the front and rear dormers were replaced prior to designation.
- Four dormer windows in the side dormers were replaced after designation.
- The original dormer windows were 9-over-1, true divided lite, double hung windows.
- The new windows have 6-lite interior removable grilles in most of the sashes.

SOLUTION:

- ***Keep the white aluminum clad windows,***
- ***Install new interior snap-in grilles with a 9 simulated panes in the upper sashes,***
- ***Paint grilles white,***
- ***Paint exterior trim around window either white or a contrasting color (yet to be decided), and***

- *Store original wood windows in house for future use.*

2. One rear, 2nd floor window reduced in size

- After designation the original window opening was significantly reduced in size and a fixed window was installed.
- The commission has often approved such alterations to rear windows and staff believes it would have recommended approval in this case.

SOLUTION: *Keep altered window as is.*

3. One rear, 1st floor window opening added

- After designation, a new double hung window opening was added on the rear.
- A new Pella Pro Line Enduraclad window was installed, matching the other replacement windows.
- A simulated 9-pane grille is installed in the upper sash.
- The commission has often approved creation of new rear window openings and staff believes it would have recommended approval in this case, although the choice of window unit would have been different.

SOLUTION:

- *Keep window opening and window unit, and*
- *Remove snap-in grille.*

4. All other windows

- Some originals have been replaced and some have not been replaced yet.

SOLUTION:

- *Remove all first floor grilles from the new windows, including those installed prior to district designation. In the short term, this will help offset the different appearance the new windows have from the remaining original windows. In the long term, this is more accurate.*
- *Remove any existing snap-in grille that is not consistent with the original muntin pattern for that window and replace it with a new grille that is consistent*
- *Store any remaining original wood windows inside the house for future restoration and/or replication.*
- *Paint the remaining original window sashes white, to match the new windows. In the short term, that will make the windows appear more consistent until they are all replaced.*
- *Paint the interior grilles white to match the new windows.*
- *Paint the trim around all the windows white to match the new windows or some contrasting color in order to help offset the negative effect the white aluminum cladding has on the house.*

5. Rear Deck

SOLUTION:

- *Reconstruct the rear deck rail according to IHPC specifications and construct the new railing that will accompany the new addition approved by the IHPC last month.*

Owner's Position

Staff believes the owner has agreed to all of the recommendations except painting the trim. Staff's understanding is that he is planning to paint the house within the next year or two, so we have recommended that he be given about two years to accomplish this stipulation.

STAFF RECOMMENDED MOTION

2010-COA-584 (IRV):

To approve a Certificate of Authorization for the following:

1. Permit retention of the 2nd floor rear window altered without a COA.
2. Permit retention of the new 1st floor, rear window opening created without COA.
3. Permit retention of the 4 aluminum clad windows installed in the 2 side dormers without COA.
4. Permit the window replacement project begun prior to designation to continue to completion.

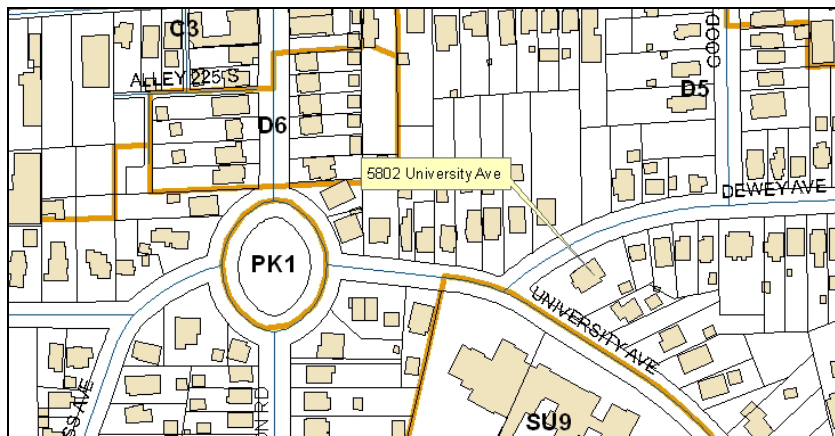
All as per submitted documentation and subject to the following stipulations:

1. All first floor grilles in the new windows, including those installed prior to district designation are to be removed to achieve a 1-over-1 configuration no later than April 15, 2011.
2. Rear deck rail shall be reconstructed as per photo in the staff report and the new railing at new addition is to be built to match, no later than June 1, 2011.
3. Final mock-up of railing to be approved by IHPC staff prior to installation of railings.
Approved _____ Date _____
4. All existing wood windows are to be painted white no later than August 1, 2011.
5. All snap-in grilles are to be configured to match the original windows they replaced. This includes 16-over-1, 12-over-1 and 9-over-1 configurations. Owner is to have configurations approved by IHPC upon field verification. Grilles must be installed no later than October 1, 2011. Approved _____ Date _____
6. All snap-in, interior grilles shall be painted white on the outside facing side no later than October 1, 2011.
7. All original wood windows that still exist on the site and that that are removed in the future must be stored and retained inside the house for future use.
8. Exterior window trim is to be painted white or a contrasting trim color approved by IHPC staff. Final color selection is to be approved by IHPC staff prior to application. Painting of exterior trim is to be completed no later than November 1, 2012.
Approved _____ Date _____

NOTE 1: The IHPC has determined that all window replacement done prior to the granting of this certificate of authorization was done as a part of a window replacement project that originated prior to designation.

NOTE 2: Failure to comply with the above stipulations will result in the above violation being forwarded to the City Prosecutor for enforcement.

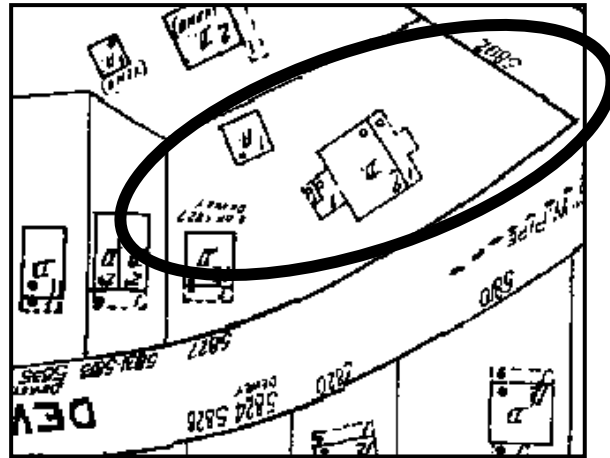
Staff Reviewer: Meg Purnsley





Looking South - Southeast

1915 Sanborn Map





Above: Front of House – Nov 2010
Below: Front of House- March 2011



Photo courtesy of Paul Diebold's book Greater Irvington (Published 1997). Date of photo is unknown.



Rear of House – Nov 2010



Rear (East) side of House – January 2007



Above: North side of house – April 2009
Below: North side of house- March 2011





Above: South Elevation – April 2009
Below: South Elevation – March 2011





Original upper and lower dormer sashes still on site



SAMPLE RAILING PHOTO FOR REAR DECK AND NEW ADDITION



Smooth wood construction. Rails are to be no more than 4 inches on center.